



CITY APPOINTEES
MARY SHARP, VICE CHAIR
SCOTT FLEMING
MARGARET PRITCHARD
JAMES TOLES
ALFRED WASHINGTON

MEMPHIS AND SHELBY COUNTY LAND USE CONTROL BOARD

EST. 1922 AS MEMPHIS PLANNING COMMISSION - REORGANIZED IN 1976

JOSH WHITEHEAD, AICP, SECRETARY
CITY HALL - 125 N. MAIN ST., STE. 468 - MEMPHIS, TENNESSEE 38103 - (901) 576-6601



COUNTY APPOINTEES
JON MCCREERY, CHAIR
ROBERT NORCROSS
DESIREE LYLES WALLACE
LISA WILBANKS

MINUTES February 11, 2016

Meeting Attendance

LUCB Board Members

OFFICERS/MEMBERS	NAME	PRESENT	ABSENT
Chairman	Jon McCreery	X	
Vice Chairperson	Mary Sharp	X	
Member	Scott Fleming	X	
Member	Desiree Lyles Wallace	X	
Member	Robert Norcross	X	
Member	Margaret Pritchard	X	
Member	James Toles	X	
Member	Alfred Washington		X
Member	Lisa Wilbanks	X	
Alternate Member	Tim Rainey		X

Call to Order and Roll Call

Chairman McCreery called the meeting to order at 10:00 a.m. Josh Whitehead called the roll. There was a quorum.

LUCB Staff: Calvin Abram, Brian Bacchus, Gene Burse, Don Jones, CJ Finkley, and Norman Saliba.

Others Present: Cory Brady, David Harris, Lisa Harris, Brett Grinder, Darryl Johnson, Janice Jordan, Daryl Lansky, Wei Liu, Shawn Massey, Laura Morris, Brent Oxner, Missy Rainer, Lisa Royar, Brenda Solomito-Basar and Charles Thompson

Chairman's Opening Remarks

Chairman McCreery read the General Order of the Public Hearing proceedings and the Conflict of Interest Statement.

Secretary's Report

There were none.

Approval of Minutes: January 14, 2016

Board Member Sharp made a motion to approve Minutes of January 14, 2016. The motion was seconded by Board Member Wilbanks. The motion passed unanimously.

General Order of Public Hearing

Chairman McCreery explained the procedure for hearing the applications; staff presentation for the application; applicant comments; comments from the public; time limits; rebuttal; and the LUCB's discussion and action. Chairman McCreery also explained the procedure for hearing the Consent Agenda Items. He then introduced Board Member Lisa Wilbanks to be the Subdivision Chair and to read the Consent Agenda Items. The Consent Agenda Items were 2, 3, 4, 5 and 10.

Consent Agenda (Items 2, 3, 4, 5 and 10)

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| 2. CASE NUMBER: | SAC 16-02 |
| PROJECT LOCATION: | Eastmoreland Avenue, between Bellevue Blvd. and Claybrook Street |
| Request: | Close the Public Right of Way for expansion of Methodist Hospital |
| Staff's Recommendation: | Approval with Conditions |
| 3. CASE NUMBER: | SAC 16-03 |
| PROJECT LOCATION: | North ROW line of Cleveland St, 134' west of Union Ave. |
| Request: | To close an existing alley for First Tennessee. |
| Staff's Recommendation: | Approval with Conditions |
| 4. CASE NUMBER: | S.U.P. 10-209 |
| PROJECT LOCATION: | South side of Quince Road; +/-350.57 feet east of Kirby Road. |
| Request: | Major modification to allow antennae array to protrude beyond the required maximum of thirty (30) inches from the face of the tower pole |
| Staff's Recommendation: | Approval of the Tower Elevation Plan |
| 5. CASE NUMBER: | S.U.P. 15-228 |
| PROJECT NAME: | SERENITY COLUMBARIUM & MEMORIAL GARDEN. |
| Request: | Special permit to allow above ground mausoleum/crypts of granite for interment for a columbarium and memorial garden. |
| Staff's Recommendation: | Approval w/Conditions and an agreed upon Friendly Amendment regarding fencing. |
| 10. CASE NUMBER: | Z 16-01 |
| PROJECT LOCATION: | East side of Prescott Rd, 733 feet north of Raines Road |
| Request: | Rezoning to Employment (EMP) District. |
| Staff's Recommendation: | Approval |

Chairman McCreery asked if there were any items needed to be removed/pulled for discussion. There were none. He then asked for a motion to approve Consent Agenda Items 2, 3, 4, 5 and

10. Board Member Wilbanks made a motion to approve Consent Agenda Items 2, 3, 4, 5 and 10 in agreement with staff's recommendations. The motion was seconded by Board Member Pritchard. The motion passed unanimously.

REGULAR AGENDA ITEMS:

Chairman McCreery introduced Board Member Pritchard who would serve as Zoning Chair and she then called the first case.

Item 1: CASE #: PD 15-327

Request:

PARKSIDE AT SHELBY FARMS PD

Planned development to allow garden-style and mid-rise apartments with professional and medical offices, including limited ground floor commercial land uses.

Location:

Northwest corner of Whitten Road & Mullins Station Road

Applicant:

DB Development Company

Applicant Representative:

Brenda Solomito-Basar, Solomito Land Planning, 2067 Kirby Parkway, Memphis, TN 38119

Staff's Recommendation:

Approval with Conditions

Chairman McCreery recognized the following persons who spoke from the audience in favor of the case.

Laura Morris, Exec. Director - Shelby Farm Parks Conservancy, 17 W. Pontotoc, Memphis, TN 38103

Shawn Massey, Partner w/The Shopping Center Group, 5101 Wheelis Drive, Suite 106, Memphis, TN 38117

Chairman McCreery recognized the following persons who spoke from the audience in opposition of the case.

Lisa Royar, 6523 Patmore Rd., Memphis, TN 38134

Janice Jordan, 1111 Celtic Cove, Memphis, TN 38134

Wei Liu, 1103 Cambrian Drive, Memphis, TN 38134

Daryl Lansky, 7251 Winterbrook Lane, Cordova, TN 38018 (owns O N. Brady) vacant land

MOTION: Approval

MADE BY: Pritchard

SECOND: Wilbanks

Amendment: Amend Conditions (I.E.7.) and (III.F.) & (III.N.)

MADE BY: Pritchard

SECOND: Sharp

AYES: Fleming, Lyles-Wallace, McCreery, Norcross, Pritchard, Sharp, Toles, and Wilbanks

Amendment: Amend Conditions (IX.A.)

MADE BY: Fleming

SECOND: Wilbanks

AYES: Fleming, Lyles-Wallace, McCreery, Norcross, Pritchard, Sharp, Toles, and Wilbanks

Item 1– APPROVED AS AMENDED

Item 6: CASE #: SUP16-02

Request: To develop a six-story hotel within the SE District.
Location: 235 Union (SW corner of Union and Fourth Street)
Applicant: Nitinkumar Patel
Applicant Representative: Brenda Solomito-Basar, Solomito Land Planning, 2067 Kirby Parkway, Memphis, TN 38119
Staff's Recommendation: Approval with Conditions

MOTION: Approval with Amendments
MADE BY: Pritchard
SECOND: Toles
Amendment: Hotel to have a minimum of 80 percent brick.
MADE BY: Norcross
SECOND: Fleming
AYES: Fleming, Lyles-Wallace, McCreery, Norcross, Pritchard, Sharp, Toles, and Wilbanks

Vote on Original Motion with Amendments

AYES: Fleming, Lyles-Wallace, McCreery, Norcross, Pritchard, Sharp, Toles, and Wilbanks

Item 6 – APPROVED AS AMENDED

Item 7: CASE #: SUP16-03

Request: To develop a seven-story hotel within the SE District.
Location: 195 Union (SW corner of Union and Fourth Street)
Applicant: Nitinkumar Patel
Applicant Representative: Brenda Solomito-Basar, Solomito Land Planning, 2067 Kirby Parkway, Memphis, TN 38119
Staff's Recommendation: Approval with Conditions

MOTION: Approval with Amendments
MADE BY: Pritchard
SECOND: Toles
Amendment: Hotel to have a minimum of 80 percent brick.
MADE BY: Norcross
SECOND: Fleming
AYES: Fleming, Lyles-Wallace, McCreery, Norcross, Pritchard, Sharp, Toles, and Wilbanks

Vote on Original Motion with Amendments

AYES: Fleming, Lyles-Wallace, McCreery, Pritchard, Sharp, Toles, and Wilbanks
NAYS: Norcross

Item 7 – APPROVED AS AMENDED

Item 8: CASE #: S.U.P. 16-04

Request: Special Use Permit to allow a hotel within the South Central Business Improvement District (SCBID).
Location: 139 Vance Avenue
Applicant: Henry & Cheri Rudner/NPH Investments
Applicant Representative: Cory Brady, 975 Fair Oaks Drive, Collierville, TN 38017
Staff's Recommendation: Approval with Conditions

MOTION: Approval with Amendments
MADE BY: Pritchard
SECOND: Wilbanks
AYES: Fleming, Lyles-Wallace, McCreery, Pritchard, Sharp, Toles, and Wilbanks
NAYS: Norcross

Item 8 – APPROVED AS AMENDED

Item 9: CASE #: S.U.P. 16-05

Request: Special Use Permit to allow lighting to an existing recreational field.
Location: 1740 Ridgeway Road, Memphis, TN 38119
Applicant: The Hutchison School
Applicant Representative: Brenda Solomito-Basar, Solomito Land Planning, 2067 Kirby Parkway, Memphis, TN 38119
Staff's Recommendation: Approval with Conditions

Chairman McCreery recognized the following persons who spoke from the audience in favor of the case.

Missy Rainer, 2145 Massey Road, Memphis, TN 38119
Brett Grinder, 979 Audubon Dr., Memphis, TN 38117

Chairman McCreery recognized the following persons who spoke from the audience in opposition of the case.

Lisa Harris, 6360 Candlewood Cove, Memphis, TN 38119
Brent Oxner, 2056 Massey Road, Memphis, TN 38119
David Harris, 6360 Candlewood Cove, Memphis, TN 38119
Charles Thompson, 6344 Old Orchard Cove, Memphis, TN 38119
Darryl Johnson, 2119 Massey Road, Memphis, TN 38119

MOTION: Approval with Amendments
MADE BY: Pritchard
SECOND: Wilbanks

Friendly Amendment: Recreation field is limited to Hutchison students. It's not for rent/lease.

MADE BY: Pritchard

SECOND: Norcross

AYES: Fleming, Lyles-Wallace, McCreery, Norcross, Pritchard, Toles, and Wilbanks

Friendly Amendment: Implement Conditions 1, 4, 5 and 6 from residents David and Lisa Harris.

MADE BY: McCreery

SECOND: Pritchard

AYES: Fleming, Lyles-Wallace, McCreery, Norcross, Pritchard, Toles, and Wilbanks

AYES: Lyles-Wallace, McCreery, Norcross, Pritchard, Rainey, Toles, and Wilbanks

Item 9 – APPROVED AS AMENDED

ADJOURNMENT:

There being no further business, the meeting there upon was adjourned.

MINUTES APPROVED: 3-10-16


CHAIRMAN


SECRETARY